

CITY OF DUNDEE

Meeting: Planning Commission Meeting
Location: City Council Meeting Chambers
620 S.W. 5th Street
Dundee, Oregon 97115
Date: April 15, 2015
Time: 7:00 p.m.

I. Meeting called to order.

Chairman Fiedler called the meeting to order. Commissioners present, which consisted of quorum, were Gerald Fiedler, David Hinson, Michele Kropf, Gary Rodney, and Isaiah Cox. Also attending were City Administrator Rob Daykin, Planner Jessica Pelz, and interim Planner Jim Jacks. Allen Methven, owner of the Dundee Family Dentistry, was in the audience.

II. Approval of Minutes from Previous Meeting(s)

It was moved and seconded to approve the meeting minutes from March 18, 2015. Motion passed unanimously.

Jim Jacks of the Mid-Willamette Council of Governments was introduced. He will be filling in for Planner Pelz while she is on maternity leave. Mr. Jacks gave a brief background on his experience and how he came to be an employee of the MWCOG.

III. Public Comment

There was no general public comment.

IV. Sign Code Workshop

Planner Pelz introduced the staff memo and gave a couple reasons that the sign code was back before the Commission, including the Fire Department's wish to have a changeable copy sign larger than that allowed in the current code, and the ten-year conformance date that is not date specific.

Dr. Allen Methven spoke regarding the proposals and what changes he would like to see. He stated that he has a back lot (island lot) that did not have street frontage. He had 6 potential buildings he wanted to build, but needed to have an allowance for an easement that would permit a sign to be on property next to the highway. He stated the current standards are too limiting (signs are not big enough to allow).

A discussion took place regarding Island Lot signs. Main points of conversation centered on size; and, what would happen if the lots were owned by different people and whether that would be covered by an easement or private contract. There was an explanation of the difference between flag lot and island lots.

Discussion regarding the strict sign standards in McMinnville; A-frame signs; whether a variance could take place on a piece by piece basis; the fact that clear and objective standards need to be drafted that can apply to all lots.

There was a suggestion to table the "island lot" conversation in order to give the Commissioner's time to think about the question and look at possible scenarios.

There was discussion regarding the date for conformance of signs. It was noted that the adoption of the "10-year" clause was in 2011 which would mean that 2021 would be the year that all signs need to conform.

General consensus among the Commissioners was that they were happy with the existing free-standing sign section "as is".

Discussion moved to changeable copy signs. It was questioned if the Fire Department could apply for and be granted a variance instead. This was answered negatively. The Commissioners were asked if they wanted to consider the electronic signs in June (table the discussion so that examples could be brought back). Planner Pelz suggested looking at requiring more design standards for electronic signs.

Design standards were discussed next. It was suggested that examples from other "nicer" cities could be brought back. (Bend and Sisters were given as examples.)

V. Planning Issues from Commission Members.

There was a quick review on TSP Public Hearing expected to occur in May.

VI. Adjournment

Moved and seconded to adjourn the meeting. Meeting was adjourned.



~~Gerald Fiedler, Chairman~~


Vice-Chairman

ATTEST:



Melody Osborne, Planning Secretary